

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hambro Hill, Rayleigh, SS6 8DJ



Guide Price:
£375,000 - £400,000

Situated in the heart of Rayleigh in a secluded position on a private walkway with access to rear, is this spacious three bedroom detached house, requiring some modernisation throughout, occupying an elevated position with far reaching views across Rayleigh with potential for extension to side and rear aspects, subject to the usual planning consents.

Within close walking distance to shops, schools and main line railway station.

No onward chain. Council Tax Band: D. EPC Rating: D.

Viewing advised. Our Ref: 19417.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Full height storage cupboard.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising wall mounted wash hand basin and back to wall wc. Wall mounted boiler.



KITCHEN/BREAKFAST ROOM 17' 6" x 10' 2" (5.33m x 3.1m)

Double glazed window to front aspect. Double glazed French doors providing access to conservatory. A range of base and eye level units incorporating work surface with inset sink drainer unit. Space and plumbing for appliances. Tiled splash backs. Wood flooring. Textured ceiling. Open plan through to lounge.



LOUNGE 16' 3" x 13' 1" (4.95m x 3.99m)

Double glazed bay window to front aspect. Double glazed window to front aspect. Radiators. Textured ceiling.



CONSERVATORY 20' 5" x 8' 3" (6.22m x 2.51m)

Double glazed windows to side and rear aspects. Double glazed French doors providing access to rear garden. Radiator. Wood effect flooring.



BEDROOM TWO 11' 7" x 10' 2" (3.53m x 3.1m)

Double glazed windows to rear aspect. Fitted wardrobes. Radiator. Textured ceiling.



FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard.



BEDROOM THREE 9' 6" x 6' 1" (2.9m x 1.85m)

Double glazed window to front aspect. Radiator. Textured ceiling.



BEDROOM ONE 12' 1" x 10' 2" (3.68m x 3.1m)

Double glazed window to side and front aspects. Built in wardrobes. Radiator. Textured ceiling.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising triple walk in shower enclosure with full height glass screen and thermostatic shower, inset wash hand basin with chrome mixer taps and back to wall wc and vanity storage surround. Heated towel radiator. Tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



EXTERIOR.

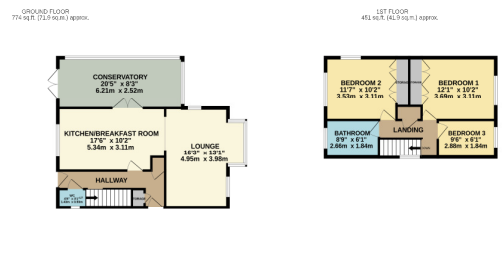
A **TIERED REAR GARDEN** commencing with patio area with steps up to further raised patio area with wrought iron balustrades providing access to further elevated garden with steps up to **GARAGE**. Double opening gates to rear of the property onto Drakes Way providing rear access to the property. Spacious side access with gates providing access to front.



The **FRONT** is approached via a private walk way on Hambro Hill.

Agents Note:

The spacious side access provides scope for extension, subject to the usual planning consents.



TOTAL FLOOR AREA: 1226 sq ft (113.8 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and other parts of the development are for information only and are not intended to be used for any purpose other than to provide a general impression of the property. The seller, agent and estate agent have no liability for any errors or omissions in the floorplans. Measurements are taken to the best of our knowledge and are not intended to be used for any purpose other than to provide a general impression of the property. Measurements are taken to the best of our knowledge and are not intended to be used for any purpose other than to provide a general impression of the property.